073.0	0002	0020.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	758,600	/	758,600
USE VALUE:	758,600	/	758,600
ASSESSED:	758,600	/	758,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		PAMELA DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AMIDON BRAD W
Owner 2:	MARKUS MICHELLE A
Owner 3:	
Street 1:	5 PAMELA DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ZHANG ZHE QIN/ETAL -
Owner 2:	ZHU HUA CHUN -
Street 1:	5 PAMELA DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1964 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6600.000	326,000		432,600	758,600
Total Card	0.152	326,000		432,600	758,600
Total Parcel	0.152	326,000		432,600	758,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.25 | /Parcel: 386.25

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	46444
GIS Ref	
GIS Ref	
Insp Date	10/27/18

!6168!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 073.0-0002-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	326,000	0	6,600.	432,600	758,600		Year end	12/23/2021
2021	101	FV	315,100	0	6,600.	432,600	747,700		Year End Roll	12/10/2020
2020	101	FV	315,200	0	6,600.	432,600	747,800	747,800	Year End Roll	12/18/2019
2019	101	FV	252,200	0	6,600.	401,700	653,900	653,900	Year End Roll	1/3/2019
2018	101	FV	252,200	0	6,600.	401,700	653,900	653,900	Year End Roll	12/20/2017
2017	101	FV	252,200	0	6,600.	352,300	604,500	604,500	Year End Roll	1/3/2017
2016	101	FV	252,200	0	6,600.	321,400	573,600	573,600	Year End	1/4/2016
2015	101	FV	237,100	0	6,600.	284,300	521,400	521,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:26:07

LAST REV

Date	Time
07/23/19	15:36:19

apro

USER DEFINED

Prior Id # 1:	46444
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6168

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZHANG ZHE QIN/E	36586-73		10/2/2002		509,000	No	No		
BRENNAN JOHN J/	25856-526		11/30/1995		212,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/22/2017	1078	Redo Bat	32,840	C				
6/20/2016	840	New Wind	7,995					
7/26/2011	753	New Wind	44,000					REPL FRT DOOR/PORC
7/9/2008	761	Re-Roof	15,000			G10	GR FY10	
10/23/2007	971	Manual	15,000			G9	GR FY09	re model family ro
6/6/2005	454	Manual	7,269					replace 1 bow wind
3/3/1999	122	Addition	12,000					ADD PORCH AND WDK
5/21/1998	364	Manual	8,000					ENTRYWAY AND WINDO

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2018	Inspected	PH	Patrick H
10/5/2018	MEAS&NOTICE	CC	Chris C
1/5/2009	Meas/Inspect	163	PATRIOT
12/19/2002	MLS	MM	Mary M
10/14/1999	Meas/Inspect	264	PATRIOT
7/28/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6600		Sq. Ft.	Site		0	70.	0.94	12									432,598						432,600	

Total AC/HA:	0.15152	Total SF/SM:	6600	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	432,598	Spl Credit		Total:	432,600

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.30136466
Const Adj.:	0.98578149
Adj $ / SQ:	141.115
Other Features:	90750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400500
Depreciation:	74493
Depreciated Total:	326007

COMMENTS

RESIDENTIAL GRID

1st Res Grid		Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	8	BRs:	3	Baths:	2	HB						

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

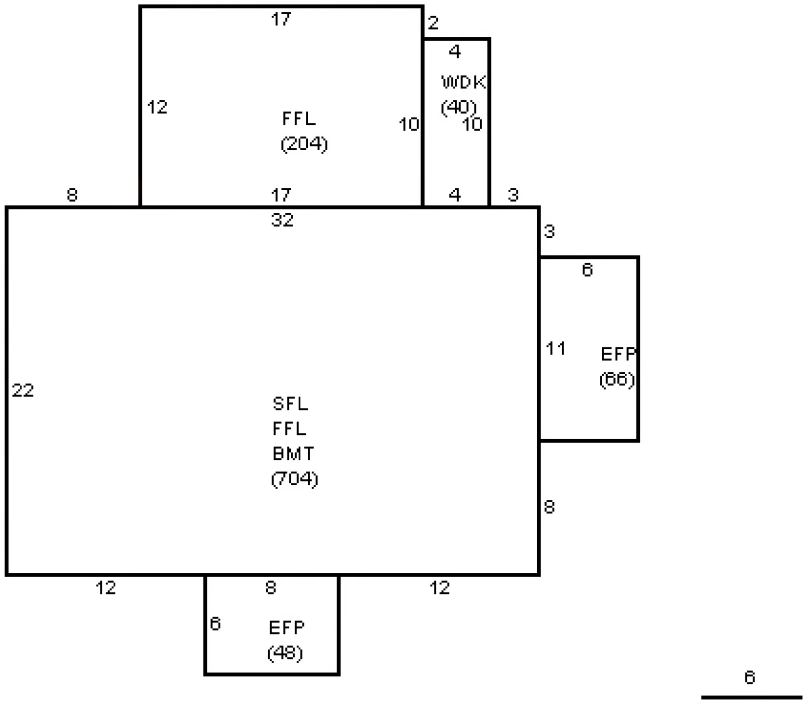
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	155.23
Special Features:	0	Val/Su Net:	131.98
Final Total:	326000	Val/Su SzAd	202.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	908	141.110	128,132
BMT	Basement	704	56.090	39,490
SFL	Second Floor	704	141.110	99,345
EFP	Enclos Porch	114	50.380	5,743
WDK	Deck	40	15.770	631
	Net Sketched Area:	2,470	Total:	273,341
Size Ad	1612	Gross Area	2470	FinArea 1964

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 073.0-0002-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: